

WHEN RECORDED MAIL TO  
AND MAIL TAX NOTICE TO:  
Teddy B. Properties, LLC  
1853 E Princeton Ave  
Salt Lake City, UT 84108



\*W3353069\*

E# 3353069 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
02-Jan-25 0350 PM FEE \$40.00 DEP LC  
REC FOR: US TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

## WARRANTY DEED

File No.: 079988

APN: 01-013-0012 BT <sup>CM</sup> ds <sup>PCV</sup>  
<sub>CM</sub>

**Heathie Properties, LLC, a Utah Limited Liability Company,**

Grantor(s), of Salt Lake City, Salt Lake County, State of Utah, hereby convey(s) and warrant(s) to

**Teddy B. Properties, LLC, a Utah Limited Liability Company, as to an undivided 50% interest and  
Jonathan Miller, as to an undivided 50% interest.**

Grantee(s), of Cottonwood Heights, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Weber County, Utah, to wit:

Part of Lot 3, Block 15, Plat A, Ogden City Survey, Weber County, Utah: Beginning at a point 1.5 rods West and 54.50 feet North from the Southeast corner of said Lot 3, and running thence West 8.5 rods, thence North 46.00 feet, thence East 30.25 feet, more or less, thence North 1.00 feet, thence East 5.60 feet, thence North 4.00 feet, thence East 6.30 feet, thence North 2.00 feet, thence East 25.10 feet, thence South 3.50 feet, thence East 73.00 feet to the West line of Orchard Avenue, thence South 49.50 feet to the point of beginning.

Situated in Weber County, State of Utah

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 2nd day of January, 2025.

Heathie Properties, LLC,  
a Utah Limited Liability Company

By: JonandJer Properties, LLC  
a Utah Limited Liability Company, Manager

BY: [Signature]  
Jeremy Keele  
Authorized Signer

STATE OF UTAH )

COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me the 2nd day of January, 2025 by Jeremy Keele, Authorized Signer for By: JonandJer Properties, LLC, a Utah Limited Liability Company, Manager of Heathie Properties, LLC, a Utah Limited Liability Company .

[Signature]  
Notary Public

